

MINUTES  
BOARD OF BUILDING STANDARDS  
CONFERENCE MEETING & CERTIFICATION HEARING  
MAY 17, 2019

The Board of Building Standards Conference Meeting was called to order at 10:00 a.m., Friday, May 17, 2019, at 6606 Tussing Road, Reynoldsburg, Ohio, Chairman Gerald O. Holland presiding.

Ms. Regina Hanshaw, Executive Secretary, called the roll and reported that the following Board members were present:

Gregory Barney, Industrialized Units  
Dave Collins, Architect  
Julienne Cromwell, Structural Engineer  
Joseph F. Denk, Jr., Mechanical Engineer  
Timothy P. Galvin, General Contractor, Vice-Chair  
Gerald O. Holland, Fire Service, Chair  
John Johnson, Construction Materials  
Terry McCafferty, Public Member  
Don McIlroy, Mayor  
Christopher Miller, Renewable Energy  
John Pavlis, Homebuilder  
Jeffrey Samuelson, Architect  
Carl Schultz, Energy Conservation  
Bailey Stanbery, Homebuilder

The following members were absent:

Don Leach, Attorney

The following staff members were present:

Megan Foley, Certification/Education Coordinator  
Robert Johnson, Assistant Architect Administrator  
Debbie Ohler, Staff Engineer  
Steve Regoli, Architect Administrator  
Jay Richards, Assistant Architect Administrator  
Debbie Curts, Investigator  
Mike Lane, Management Analyst  
Pam Butts, Office Assistant  
Brian Honen, Assistant Attorney General

The following visitors were present:

Don Phillips, OBOA  
Kris Klaus, OHBA  
Thomas Chufar

A quorum of the Board was present.

#### **RECOGNITION OF BUILDING DEPARTMENT PERSONNEL**

No items for consideration.

#### **CONSIDERATION OF THE MINUTES**

Mr. Galvin moved and Mr. Collins seconded to approve the minutes of the April 12, 2019 Certification Hearing and Conference Meeting.

Chairman Holland called for the ayes and nays.

Motion carried unanimously.

## **CERTIFICATION HEARING**

Chairman Holland opened the hearing to hear testimony on the individuals and building departments appearing on the Final Certification Hearing Agenda in the Board's Meeting Packet at the Hearing tab. There being no testimony, Chairman Holland closed the hearing.

## **CONSIDERATION OF COMMITTEE REPORTS**

### **CODE COMMITTEE**

Mr. Denk gave the committee's report included in the Board's Meeting packet at Tab CR-1:

The Code Committee met on May 16, 2019, with the following members present: Mr. Denk, Mr. Samuelson, Mr. Barney, Mr. Collins, Mr. Johnson, Mr. Miller, Mr. Pavlis, Mr. Schultz, and Mr. Stanbery.

The Committee's report is included in the May 17, 2019, Board Meeting Packet at Tab CR-1 for the Board's consideration.

### APPROVAL OF THE MINUTES OF THE MARCH 7, 2019, MEETING

Mr. Stanbery moved and Mr. Collins seconded to approve the minutes of the March 7, 2019, Code Committee meeting. The motion passed unanimously.

### PETITIONS

Petition #19-02 - Petitioner: Carl Schultz (OMC 908 Cooling Towers, Evaporative Coolers and Fluid Coolers).

Mr. Schultz discussed the petition and its intent to address the reoccurrence of Legionnaire's Disease caused by the cooling tower discharge vapor plumes by changes to OMC Section 908.3 location requirements. After committee discussion Mr. Pavlis moved and Mr. Collins seconded to table the petition to allow for further committee research of the topic. The motion passed with Mr. Schultz abstaining.

### OLD BUSINESS

OB-1 2018 ICC Building, Plumbing, and Mechanical Code review of recommended proposed amendments.

Staff reviewed the changes to the 2018 IBC, IPC, and IMC the committee selected to recommend for adoption in Ohio in the next rule package. Mr. Miller moved and Mr. Collins seconded to recommend the changes to OBC Chapters 1, 10, 13, 15, 29, and 35 ; OMC Chapters 5 and 11; OPC Chapters 4, 7, 8, 9, and 10. The motion passed unanimously.

OB-2 Energy Requirements for R-3 Multi-Family.

Staff reviewed the changes to language in OBC Section 1301.1 for Group R-3 multifamily buildings. After committee discussion, Mr. Pavlis moved and Mr. Collins seconded to recommend including these changes to the OBC as a part of its next rule package.

### NEW BUSINESS

No items for consideration.

### RECOMMENDATIONS OF THE RESIDENTIAL CONTRUCTION ADVISORY COMMITTEE

No items for consideration.

### OTHER

No items for consideration.

Mr. Denk moved and Mr. Collins seconded to approve the recommendations of the committee.

Chairman Holland called for the ayes and nays.

Motion carried unanimously.

## **CERTIFICATION COMMITTEE**

Mr. Galvin gave the committee's report included in the Board's Meeting packet at Tab CR-2:

The Certification Committee met on May 16<sup>th</sup>, 2019 at 10:00 AM, with the following members present: Mr. Galvin, Mr. Collins, Ms. Cromwell, Mr. Leach, Mr. McIlroy, Mr. Samuelson, and Mr. Stanbery. Chairman Holland was also present. The Committee makes the following recommendations, included in the May 17<sup>th</sup>, 2019 Board Packet at Tab CR-2, for the Board's consideration.

Recommend the following applications be approved following a certification hearing effective immediately unless otherwise noted on the certification hearing agenda:

Certification

#	Name	Certification
6166	Anthony Steimling	Nonresidential Industrial Unit Inspector
91	Brien Bellous	Mechanical Inspector
6158	Daryl Windless	Electrical Safety Inspector*
6087	Douglas Salm	Residential Building Inspector Trainee
6151	Gary Johnson Jr.	Building Inspector
6160	James Vagase	Residential Building Inspector
6161	Jeffrey Riley	Fire Protection Inspector
333	John Dasher	Building Official
6165	John Taylor	Electrical Safety Inspector*
4911	Jose Pallens	Building Inspector
6154	Joshua Abernathy	Electrical Safety Inspector*
6164	Joshua Doolin	Fire Protection Inspector
2073	Michael Monaco	Residential Building Inspector
2387	Phillip Clark	Electrical Safety Inspector
6163	Stephanie Lewis	Master Plans Examiner
2365	Steven Brown	Electrical Safety Inspector*
6156	Timothy Miller	Plumbing Inspector
6153	Tod Fogle	Electrical Safety Inspector*
6159	Vincent Hester II	Electrical Safety Inspector*
6168	Walid Latif	Electrical Safety Inspector*
2231	Duane Starks	Plumbing Plans Examiner
1426	Dale Steppenbacker	Building Official
6170	Greg Higgins	Electrical Safety Inspector*
5666	Lester Cumberlander	Master Plans Examiner Trainee
173	Robert Brown Jr	Building Official
5467	Brent Thomas	Building Inspector Residential Building Official Residential Building Inspector**
5825	Dan Penny	Building Inspector
5918	Donald Evans	Plumbing Inspector Trainee
6171	Lenore Pikus	Residential Building Inspector Trainee
6142	Robert Baker	Residential Building Official
5761	Jason Cox	Fire Protection Inspector
6133	Terrence Gaither	Electrical Safety Inspector*
6169	Crystal Williams	Residential Building Inspector Trainee**

Recommend the following applications be denied, additional information be requested, or other action as noted:

Jason Monaco -- PI

Currently holds RBO, BI, RBI

Committee Recommendations: Deny PI, Recommend trainee

Jeffrey Rettberg - ESI Trainee

Current Certifications: PI 2015, RBO and RBI since 2010, BI since 2004

Committee Recommendations: Table to next meeting

Paul Shepherd – BO

Current Certifications: RBO, BI, RBI, ESI

Committee Recommendations: Additional information on supervisory experience

Jason Pastorius - RBO

Current Certifications: none

Committee Recommendations: Consider RBI, Additional information on supervisory, project manager experience

Jason Cox - BI

Current Certifications: PI

Committee Recommendations: Deny BI

Ross Lujan - RBI

Current Certifications: none

Committee Recommendations: Request additional information with dates, specific duties, etc.

Robert Baker - BO, BI, BPE, PI

Current Certifications: RBI

Committee Recommendations: Approve for RBO

Bryon Traynoff -- BI

Current certification: RBI

Committee Recommendations: Recommend BI Trainee

Andrew Dickerson ESI

Current Certifications: BI 2000, RBO 2006, BO 2012

ESIAC: Not submitted to committee.

Committee Recommendations: refer to ESIAC for review

Crystal Williams RBI T

No current certifications

No sponsor/supervisor forms

Committee Recommendations: Approve if trainee forms received, otherwise, additional information on education and licensing.

Leonardo Morgano - RBI

Current Certifications: none

Committee Recommendations: Request additional information on specific work performed, months of experience.

Building Department Certification Applications

D-1 St. Clairsville Building Department

Subdepartment of Muskingum County

Exceptions: Plumbing and medgas

Committee Recommendation: Approve

Old Business

None

New Business

Complaint and Investigation Status Report:

Committee Recommendation: Accept staff recommendations.

SB 255 Felony Disqualification:

Law and Board policy discussed.

Consent-Certificates Issued Administratively

A-1 Consent Certifications Issued Administratively

Heath Hilton FASD

Paul Biermann FASD

Mr. Galvin moved and Mr. McCafferty seconded to approve the recommendations of the committee.

Chairman Holland called for the ayes and nays.

Motion carried unanimously.

## **EDUCATION COMMITTEE**

Mr. Galvin gave the committee's report included in the Board's Meeting packet at Tab CR-3:

The Education Committee met on May 16<sup>th</sup>, 2019 at 12:00 PM, with the following members present: Mr. Galvin, Mr. Collins, Ms. Cromwell, Mr. McCafferty, Mr. Samuelson, and Mr. Stanbery. Chairman Holland was also present. The committee makes the following recommendations, included in the May 17<sup>th</sup> 2019 Board Packet at Tab CR-3, for the Board's consideration.

### Course Applications

- ER-1      BlazeMaster CPVC Installation Training (Lubrizol Advanced Materials)  
BO, FPPE, BI, FPI, MI, RBO, RBI (2 hours)  
Note: A 3-hour version of this course was approved for 2016 for BO, BI, and FPI only  
Committee Recommendation: Recommend Approval, Include MPE
  
- ER-2      Meeting Braced Wall Requirements: A New Portal Frame Solution (Simpson Strong-Tie)  
BO, MPE, BPE, BI, FPI, RBO, RPE, RBI (1 hour)  
Committee Recommendation: Recommend approval with standard caveat about model code
  
- ER-3      NEC 2017 Article 430: Proper Connection and Wiring of Electrical Motors (Electrical League of Ohio)  
BO, BPE, EPE, BI, RBO, RPE, RBI, RMI, ESI (4 hours)  
Received 5/8/19 and submitted to ESIAC members same day by M. Lane  
ESIAC: Recommend Approval  
Committee Recommendation: Recommend Approval
  
- ER-4      Building Inspectors Program (Columbus Sheet Metal Workers Apprenticeship)  
BO, MPE, BI, FPI, MI, NRIUI, RBO, RBI, RIUI (8 hours)  
Committee Recommendations: Recommend revision of materials, approval upon resubmission
  
- ER-5      Decoding the New Energy Code (classroom version) (Tacoma Energy)  
BO, MPE, BPE, PPE, MechPE, BI, MI, PI, RBO, RPE, RBI, RMI (3 hours)  
Committee Recommendation: Recommend approval
  
- ER-6      Decoding the New Energy Code (online version) (Tacoma Energy)  
BO, MPE, BPE, PPE, MechPE, BI, MI, PI, RBO, RPE, RBI, RMI (3 hours)  
Committee Recommendation: Recommend approval
  
- ER-7      Overview of the 2017 OMC (3 hr version) (Ohio Certificate Renewal)  
BO, MPE, BPE, MechPE, BI, MI, NRIUI, RBO, RPE, RBI, RMI, RIUI (3 hours)  
Committee Recommendation: Recommend approval
  
- ER-8      Overview of the 2017 OMC (6 hr version) (Ohio Certificate Renewal)  
BO, MPE, BPE, MechPE, BI, MI, NRIUI, RBO, RPE, RBI, RMI, RIUI (6 hours)  
Committee Recommendation: Recommend approval

Mr. Galvin moved and Mr. McCafferty seconded to approve the recommendations of the committee.

Chairman Holland called for the ayes and nays.

Motion carried unanimously with Mr. Johnson abstaining.

**RATIFICATION OF BOARD RECOGNIZED ACCREDITATION BODIES,  
CONFORMITY ASSESSMENT BODIES & INDUSTRY TRADE ASSOCIATION  
CERTIFICATION PROGRAMS**

There were no items for consideration.

**PUBLIC COMMENTS**

There were no public comments.

**OLD BUSINESS**

**OB-1 Pending or Imminent Litigation – Settlement Agreement**

Assistant Attorney General Honen presented proposed settlement agreement with Dennis Dickard.

Mr. Galvin moved and Mr. Collins seconded to approve the settlement agreement with Dennis Dickard in Case # 2018-016, accept the suspension term of 12 months with 11 months stayed, suspension term to be July 1, 2019 to June 30, 2019, and authorize the Executive Secretary to sign the agreement.

Chairman Holland called for the ayes and nays.

Motion carried unanimously.

**OB-2 Complaint Summary Report**

Mr. Robert Johnson presented the updated complaint summary report included in the Board's packet at Tab OB-2:

City of Vermilion Building Department (*Follow up information provided to the Board after April 12, 2019 meeting*)

*Board staff received additional information dated April 25, 2019 from Mr. Chufar related to his complaint regarding the lack of enforcement action by the City of Vermilion concerning two deck structures located on separate residential properties along Edgewater Drive and Elberta Beach.*

*The additional records provided an ODNR site visit report specific to the 4318 Edgewater Drive site addressed to its owner, Mr. Dale Rusnak to inquire about a proposed shoreline rehabilitation project to the community parcel between Lake Erie and his property. According to the document, these properties are owned by separate entities, Mr. Rusnak and Elberta Beach.*

Board staff received a complaint from Mr. Tom Chufar regarding the lack of enforcement action by the City of Vermilion concerning two deck structures located on separate residential properties, 4324 Edgewater Dr. and 4318 Edgewater Dr., on Edgewater Drive and Huron Lane (pedestrian access only) abutting a land plot identified as Elberta Beach. The complainant alleges the decks were built by the property owners over the rear property lines onto the Elberta Beach property. Ownership of Elberta Beach was researched by Vermilion legal counsel and is a 20-year-old defunct Edison Estates Association.

According to department records, the owners applied for and submitted construction documents for the construction of 8' x 12' decks that were approved by the residential building official, Robert Kurtz, on October 2013 and April 2014. The construction documents for the 4324 Edgewater Dr. did not indicate the location of the proposed deck in relation to the property line, but 4318 Edgewater Dr. construction documents included property line information.

Board staff contacted Mr. Kurtz on March 14, 2019 who indicated that there are no records of inspections having been completed. It appears that neither the owner or their builder representative requested inspections, and that no further follow up was made by the department to verify the status of the work.

A site visit was conducted in 2018 by City building inspector Bill Difucci to verify the deck location at 4318 Edgewater and determined that it is located over the property line contrary to the information in the approved construction documents. No serious hazards were identified. The City is in process of revoking the contractor's registration due to these and other violations to the City's ordinances to prevent the builder to continue work in Vermilion. The building department has also implemented in their new code enforcement software a notification system for projects that have not requested inspections prior to 6 months from the approval issuance date to track the status of all projects more closely and to verify if work has continued. They have also implemented an automatic required inspections checklist to be generated when approvals are issued.

No serious hazards related to the existing decks have been identified, and the department has taken actions to correct deficiencies in its processes. Therefore, Board staff recommends the Board dismiss the complaint with no further action. As to concerns of the encroachment of the decks onto the Elberta Beach property, the City has determined that it is a private legal matter between the property owners.

Mr. Galvin moved and Mr. McCafferty seconded to accept the staff recommendation included in the complaint summary to dismiss the complaint related to City of Vermilion Building Department and to have staff complete a building department audit for verification purposes of department operations by September 30, 2019.

Chairman Holland called for the ayes and nays.

Motion carried unanimously.

#### **NEW BUSINESS**

NB-1 Amendments Group 99 (Proposed Amendments to OBC, OMC & OPC) – Action to initiate stakeholder input process

Ms. Ohler presented proposed amendments to the Ohio Building, Plumbing and Mechanical Codes based on the Code Committee's review of the 2018 model codes Code clarifying scope and application of storm shelter requirements in existing buildings and requested the Board to direct staff to initiate the stakeholder review process on the proposed rules.

Mr. Denk moved and Mr. Collins seconded to direct staff to begin the common sense initiative rule review process and schedule a stakeholder meeting to present and receive stakeholder feedback on Amendments Group 99.

Chairman Holland called for the ayes and nays.

Motion carried unanimously.

#### **COMPENSTATE BOARD MEMBERS FOR WORK PERFORMED AT THEIR REGULAR RATE**

Ms. Hanshaw reported that board members had performed committee and board work for the amount of hours, including board meetings, as follows:

Mr. Barney	16	Mr. McCafferty	16
Mr. Collins	16	Mr. McIlroy	16
Ms. Cromwell	16	Mr. Miller	16
Mr. Denk	16	Mr. Pavlis	16
Mr. Galvin	16	Mr. Samuelson	16
Mr. Holland	33	Mr. Schultz	16
Mr. Johnson	16	Mr. Stanbery	16
Mr. Leach	8		

Mr. Galvin moved and Mr. Collins seconded to compensate board members for the work performed at their regular rate.

Chairman Holland called for the ayes and nays.

Motion carried unanimously.

**FUTURE MEETINGS AND ADJOURNMENT**

June 21, 2019  
August 2, 2019  
September 6, 2019  
October 11, 2019  
November 15, 2019  
December 20, 2019

Mr. Galvin moved and Mr. McCafferty seconded to adjourn and the Board adjourned at 10:30 a.m.

---

Gerald O. Holland, Chairman  
Board of Building Standards

---

Regina Hanshaw, Executive Secretary  
Board of Building Standards